



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE/RETAIL SPACE

1234 Broadway | 4 Office Spaces For Lease | Prime Broadway Location

1234 Broadway, New York, NY 10001

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Chandler Slate
718.437.6100 x108
ChandlerS@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	427 - 1,439 SF
Building Size:	133,394 SF
Lot Size:	14,024 SF
Number of Units:	4
Zoning:	M1-6

PROPERTY OVERVIEW

4 office spaces
2 elevators
Electric doorman
Around a plethora of various trendy stores and boutique cafes

LOCATION OVERVIEW

Located in the Garment District of Manhattan between W 30th & W 31st near the 28th St subway station.

Nearest Transit: N & R trains at 28th St, B, D, F, M, & Q trains at 34th St - Herald Sq, and the M5, M7, & M55 bus lines.

Nearby tenants include Gregory's Coffee, Ess-a-Bagel, Swingers, sweetgreen, Cha Cha Matcha, Bondi Sushi, Zara, Five Iron, Nordstrom Rack, Joe & The Juice, H&M, Target, Chase Bank, and more!

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Additional Photos - Unit 144



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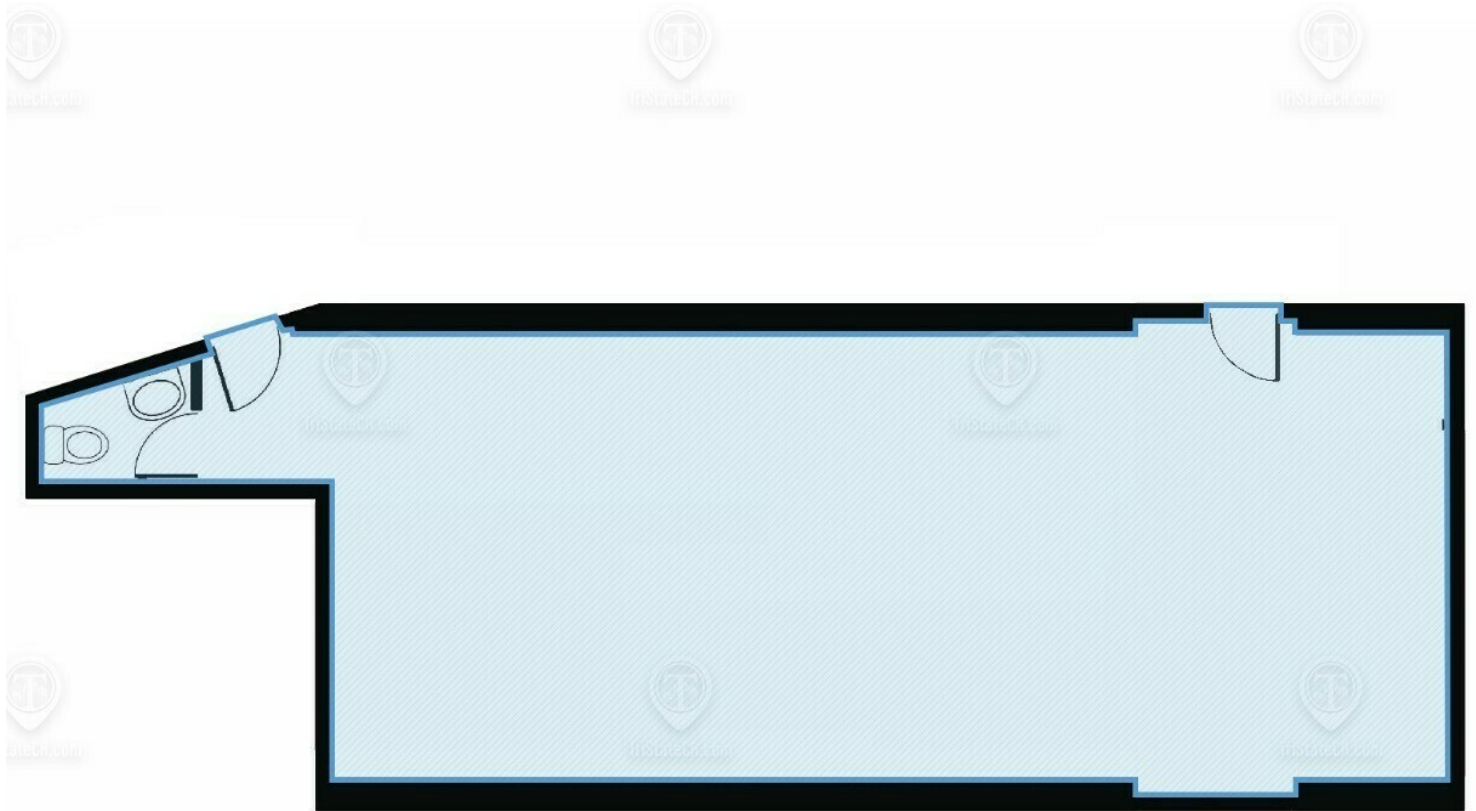
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Floor Plan - Unit 144



1234 BROADWAY

UNIT 144

TOTAL AVAILABLE SPACE: 876 RSF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Additional Photos - Unit 147



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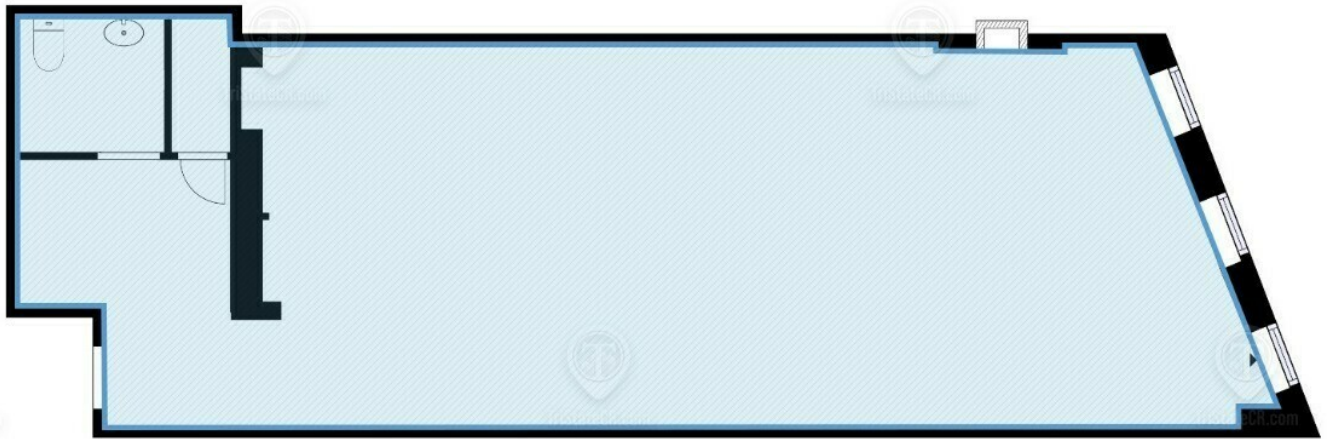
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Floor Plan - Unit 147



1234 BROADWAY

UNIT 147

TOTAL AVAILABLE SPACE: 1,439 RSF

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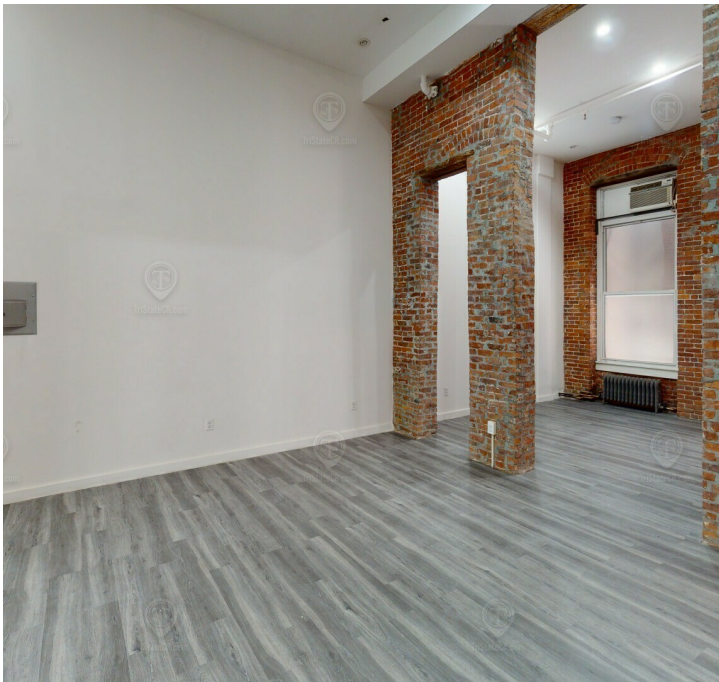
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Additional Photos - Unit 155



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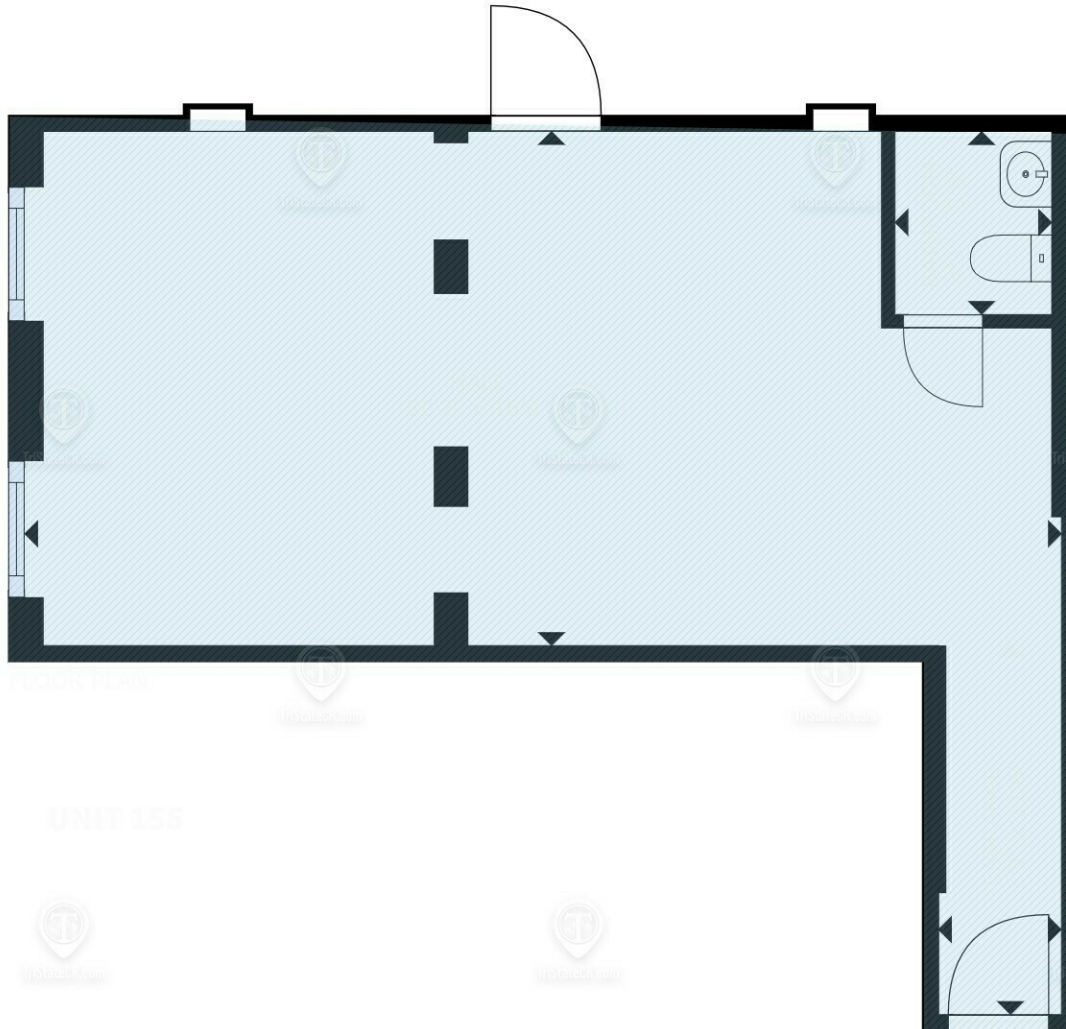
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Floor Plan - Unit 155



1234 BROADWAY

UNIT 155

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Location Map



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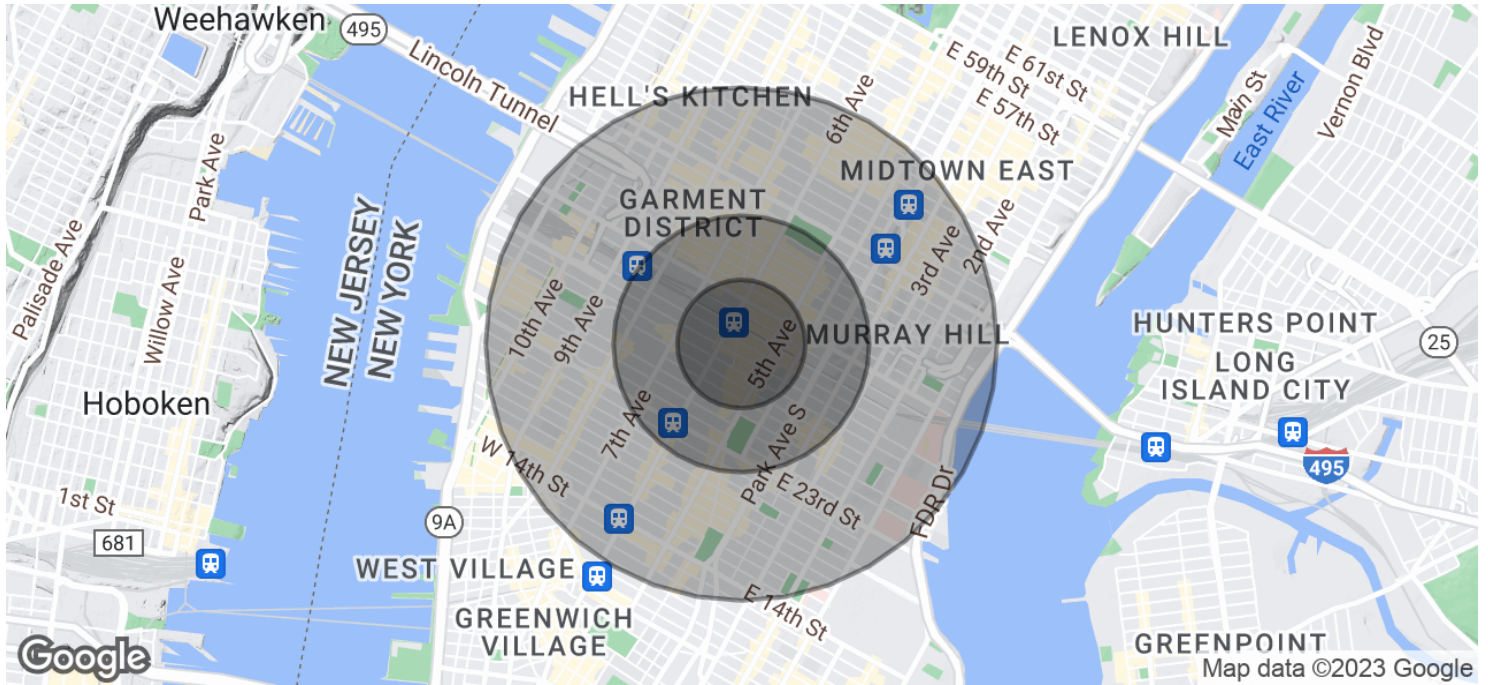
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,858	40,440	204,201
Average Age	33.7	36.1	38.4
Average Age (Male)	35.3	37.4	39.0
Average Age (Female)	32.1	35.5	38.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,658	27,121	133,906
# of Persons per HH	1.4	1.5	1.5
Average HH Income	\$171,933	\$187,014	\$157,733
Average House Value	\$709,578	\$951,588	\$753,411

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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